Previous references

mpl 60-12 3.12.1927 & 1913-14

36429/47 (municipal.

File No. 69-13

Serial Nos. 56 59.71

984.

Later references.

2e 56-20 (Hatha)

Preserve

GENERAL AND REVENUE SECRETARIAT.

Serial Nos. See above

Part B. for June 1914

SUBJECT

Certain bye laws proposed by the Chief Engineer in regard to the Construction of Godowns in the Extensions of the Bangalore city

Sl 56 From the President, Bangalore city Munc. Council, No 254 dt 16/2/14 Rcpg bo par. 24 & ors. P. no 3763-4 mc 60-12-47 dt 9/9/13 stating that the mpl Council have resolved to adopt the following two suggestions of the Chief Engineer in the Basavangudi, Malleswaram and Shankarpuram extensions and that there is no need for making any provision in the building bye-laws for regulating the construction of cellars, Vaults & R. S. 58 and underground rooms. (1) That no shop or

G.P.H.—1,000—17-11

or market place, manufactories, places of etc should be built in the most of localities intended for residential purposes unless 3/4 ths of the number of owners in the block or area agree to the same

(iv) That houses should not be built Contiguous to each other

Sl 69 To the President, Bangalore mpl dd no 8326 4/3/14 states that need publication under Sec 4 of the mpl. Regln may be taken in the matter and that the question then subd for orders.

Sl 71. To do no 3222 of 4/5/14 states needful under Sec 4 8(2) was taken and that no obj or suggestions were recd from the public in the matter

Sl 84 To the President, Bangalore mpl no 12513 of 11/6/14 Sanctions the to the building bye laws with a few verbal modifications.

K Jayaram
11/7/14

G.R.S. 11] 1913.

GENERAL AND REVENUE SECRETARIAT.

(Munl)

NOTES.

File No 69/13

FILE HEADING.

Rules and Bye-laws under the Mysore Munl Regulation.

From

The President of the Bangalore City Munl Council.

No. 254 Dated 16.2.1914 Received 21.2.1914

Diary No 478	Enclos 1	Spare Copies	Serial No. 56

BRIEF ABSTRACT OF LETTER.

Referring to paras 2 & 3 of G.O. No 3763-4 Munl 60-12 47 & 49.9.1913 states that the Munl Cl have resolved to adopt the following two suggns of the Chief Engr in the Basavangudi, Malleswaram & Shankarapura Extensions & that there is no need for making any provision in the building bye-laws for regulating the construction of cellars, vaults and underground rooms.

NOTES AND ORDERS.

(i) That no shop or market place, manufactories, place of public resort etc, should be built in the middle of localities intended for residential purposes, unless 3/4ths of the number of owners in the block or area affected agree to the same.

(ii) That houses should not be built contiguous

to

NOTES—First Sheet.

GPB—35,000 15 6 12

[P. R. S. 12]

General and Revenue Secretariat | Mil File No. 69 of 1913.

Serial No.

to each other

Notes and orders.

The Municipal Council shall have to take action under Sec 48(2) of the Mysore Munl Regulation before Govt can sanction the incorporation in the building bye-laws of the two amendments in question. Draft of a letter is submitted.

MWK 20.
26.2.1914
B.E.
7

2. Vorespondence
28/2

59 To the President, Bangalore City Mnl Cl
No 8326 dy 6.3.1914
Stating that necessary action under Sec 48(2) of the Mnl Regn may be taken in the matter & that the question then called for

71 To the President, Bangalore City Mnl Cl.
No 322 dy 4.5.1914
Stating necessary action under Sec 48(2) was taken & that no objections or suggestions were received from the public in the matter

3

NOTE—Contn. sheet

GPE—40,000—7.11.13

G. T. S 12]

General and Revenue Secretariat

Ind File No. 69 of 1913.

Serial No.

3. The amendment may be sanctioned substituting 'shall' for 'should'

4. The first amendment may be numbered as 13 A, and the second may come after the first sentence in By-law 12

5 Draft of our order is drawn

HMK 7.0
8.5.1914 Dr. Lee 4

Dmm 9/5

(3 Cys)

7 Four draft-printed

Dmm 11/5

21

8 Fair draft is submitted approving the two by-laws

HMK 7.0
12.5.1914 Dr. Lee 4

Dmm 18/5

(10 Cys)

Dmm 19/5

11 With a typed draft as revised in case may be submitted to the Secretary

Dmm 21/5.

12 A typed copy of the draft order is sent

HMK 7.0
22.5.1914 13. Dr. Lee 4

Dmm 22/5

Dmm 23/5

9770/22.5.1914

14. Secretary

15 Draft as approved by the Secretary 26 5 14

Dmm 27/5

16 Brought

Dmm 28/5

NOTE—Contn sheet

GPE—60,000—7 11 13

G. R. S 12]

General and Revenue Secretariat | Ml File No. 69 of 1913.

Serial No.	
84	To President, Bangalore Cy. Mil. Cl.
	125-13 & 11 6 1914
	Sanctioning the amendments to the building bye laws with a few verbal modifications.

NOTE—Contn. sheet

GPE—60,000—7 11 .13

No 254

Enclo 1

OFFICE OF THE PRESIDENT, MUNICIPAL COUNCIL,

Bangalore City, dated 16th February 1914.

Rl 69-(3)/8156

4781

From

DEWAN BAHADUR RAJA SABHA BHUSHANA
K. P PUTTANNA CHETTY, ESQ,
Honorary President, Municipal Council,
Bangalore City

To

The Secretary to the Government of
His Highness the Maharaja of Mysore,
General and Revenue Departments,
Bangalore.

SIR,

With reference to Government Proceedings No. 3763-4/60-12-47 dated the 19th September 1913 sanctioning the draft byelaws for regulating buildings and other structures in the Bangalore City and stating that the suggestions made by the Chief Engineer as regards buildings in the Extensions, might be duly considered by the Municipal Council, I have the honor to state that the Municipal Council, before whom the question was again placed for consideration at their meeting held on the 31st ultimo, fully discussed the several suggestions made by the Chief Engineer and, on reconsideration, decided to adopt for the City Extensions the following two bye-laws out of the five suggested.

(1) That no shop or market place, manufactories, places of public resort etc should be built in the midst of localities intended for residential purposes, unless 3/4 of the number of owners in the block or area affected agree to the same.

and

From

To

Dated

Despatched

Received

General No.

No.

Enclosure No.

GPB—60,000—26-9-12

and (4) That houses should not be built contiguous to each other.

2. The Municipal Council were of opinion that the adoption of the remaining three bye-laws named below was not necessary for the present, as under the existing circumstances of the Extensions, those bye-laws would work hardship on the public.

(2) That persons whose occupation is selling milk, curds etc, which involve the rearing of cattle, shall not be allowed to live in the midst of inhabited localities.

(3) That no buildings shall be used as a godown for coaches, horses etc, kept for sale or hire, except in approved localities.

(5) That, when once houses are begun, the progress should be continuous until the building is completed.

3. A copy of the resolution of the Municipal Council referred to above is herewith forwarded for the information and orders of Government.

4. I agree with the Resolution of the Council.

5. In regard to the question of making provision for regulating the construction of cellars, vaults and under-ground rooms, I beg to add that the putting up of such structures in the Bangalore City is not in vogue and there seems to be therefore no need for any provision being made in the building bye-laws in that direction.

6. Twelve spare copies of printed bye-laws were forwarded to the General and Revenue Secretariat, as called for, with this office letter No.130 dated the 31st October 1913.

I have the honor to be
Sir
Your most obedient servant,

Honorary President.

Extract 64-1913-14

Proceedings of an Ordinary General Meeting of the City Municipal Council Bangalore, held at the Office premises at 3 P.M. on Saturday the 31st January 1914.

oooooooooo

P R E S E N T.

Rao Bahadur Raja Subba Rauthana K.P. Puttanna Chetty Esquire, Honorary President.

B. Krishnaiah Esqr, B.A., Vice President.

The Executive Engineer, Bangalore Division.

R. Subba Rao Esqr, M.B.C.M., L.C.P.S., Health Officer.

The Assistant, Bangalore Fort.

Rev. D.A. Lucas.

G.V. Narasimhaiengar Esq'r, B.A., B.L.

D.D. Ramchandra Madalur Esqr.

P. Nijappa Esqr.

B. Shivaswamy Setty Esqr.

B.K. Garuda Char Esqr.

H.K. Veerabhadrayya Esqr, B.A., B.L.

B. Adappa Esqr.

G. Siddaveerappa Esqr.

B.V. Honnenny Chetty Esqr B.A

K. Ummar Khan Esqr.

H. Ramaiya Esqr.

S. Ramachandraswamy Esqr, B.A.

B. Venkataramaiya Esqr, B.A.

B. Venkatarangaiengar Esqr.

A B S E N T.

O.D. Subba Rao Esqr.

M. Subbaiya Esqr, B.A.

B. Abdur Rahman Esqr, B.A.

B. Hanumappa Esqr.

oooooooooooooooo

9. Opinion of the Managing Committee dated the 23rd December 1913, regarding the suggestions made by the Chief Engineer in connection with the building bye-laws.

Resolution:- Resolved that suggestions Nos. 1 and 4 of the Chief Engineer be adopted for the Basavangudi Malleswaram and Shankarpur Extensions, the other suggestions being found unnecessary for the present.

Sd. K.P. Puttanna Chetty
Honorary President.

" C O P Y ".

For Honorary President.

Amendments to the building bye-laws for the Bangalore City

G R S. 26]

2/3

File No. 13

Serial No. 59

Diary No. of letter replied to 4781

192/13

No 8326

mlg9-13- 964.13.

General and Revenue Secretariat

(mucf)

, the 191

To

The President of the

Bangalore City Mc C.

Date of issue 6.3.14

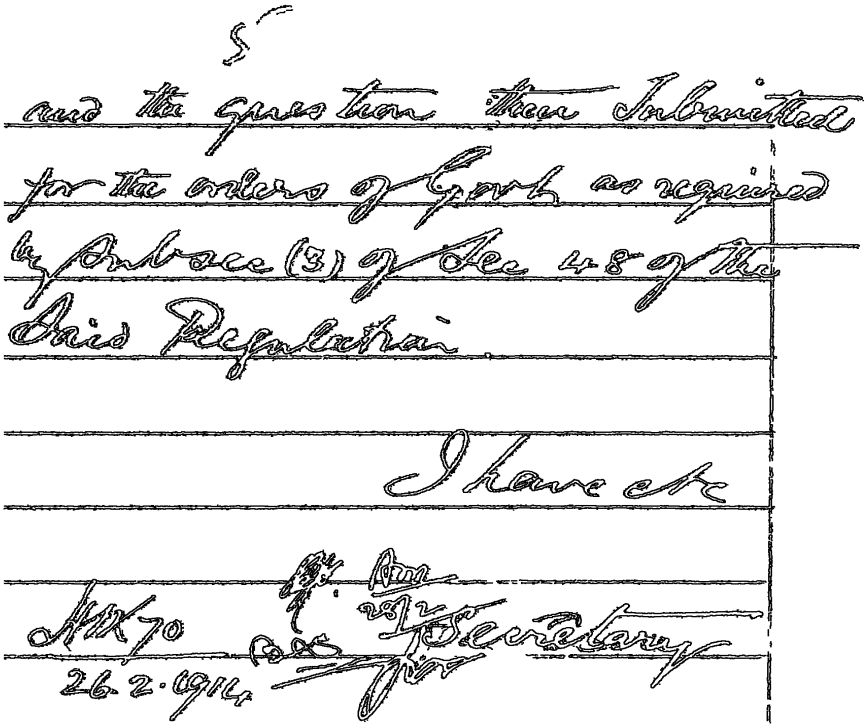
Sir,

Signed by Ma. V. Ramanathan

Referring to your letter No 854 dy the 16th February 1914 stating that the Mc C have resolved to adopt certain suggestions of the Chief Engineer with reference to the building bye-laws, I am directed to state that needful action under Section 4 of the Mysore Regulation may be taken in the matter, and

over.

SUBJECT


and the question then submitted
for the orders of Court as required
by Subsec (3) of Sec 48 of the
said Regulations.

I have etc

H.K.70
26.2.1914.

Secretary

List of enclosures

Copied by

Examined by

G.P.B.—21,000—6-6-11.

ml 69-13/81.71 6

No 322 OFFICE OF THE PRESIDENT, MUNICIPAL COUNCIL,

Bangalore City, dated 4th May 1914.

Enclo. 2

D 6491

From

DEWAN BAHADUR RAJA SABHA BHUSHANA
K P PUTTANNA CHETTY, ESQ,
Honorary President, Municipal Council,
Bangalore City

To

The Secretary to the Government of
His Highness the Maharaja of Mysore,
General & Revenue Departments, Bangalore

SIR,

With reference to your letter No. 8326-M1/69-13-59 dated the 6th March 1914 directing that needful action under section 58 (2) of the Municipal Regulation in regard to draft additional bye-laws for regulating buildings and other structures in the Extensions of the Bangalore City may be taken, I have the honor to state that the draft bye-laws were published in the Mysore Gazette under notice No. 2242 dated the 17th March 1914 calling for objections or suggestions from the public. No objections having been received within the specified time of one month, they were placed before the Municipal Council at the meeting of the 25th April 1914 and were approved.

26 Mar 1914 Pages 522-523 in Pt-II.
2 4 1914 Page 546-547 in Pt-II
9 4 1914 Page 588 Pt-II

2 Copies of the notice and of the resolution of the Municipal Council are herewith forwarded and I solicit the sanction of Government to the draft bye-laws.

I have the honor to be
Sir,
Your most obedient servant

K P Puttanna

Honorary President.

From

To

Dated

Despatched

Received

General No.

No.

Enclosure No.

GPB—80,000—26-9-12

Rec'd 2nd 69-13
8271

BANGALORE CITY MUNICIPALITY

Notice No 2242, *dated* 17*th March* 1914.

The Municipal Council, Bangalore City, having at their meeting held on the 31st January 1914, approved the adoption of the following additional Bye-laws for regulating buildings and other structures in the extensions of the Bangalore City, they are hereby published for general information, in view to the same being added on to the Bye-laws sanctioned by Government in their Proceedings No 3763-4—Ml 60-12-47, dated the 19th September 1913, and published in the *Mysore Gazette* dated the 2nd October 1913, Part II, pages 1413 and 1414

Objections or suggestions in respect thereof received in writing within one month from the date of publication of this notice will be considered by the Council

Draft Additional Bye-laws for the Extensions

1 No shop or market place, manufactories, places of public resort, etc , ~~should~~ Shall be built in the midst of localities intended for residential purposes, unless three-fourths of the number of owners in the block or area affected agree to the same

2 Houses ~~should~~ Shall not be built contiguous to each other

K P Puttanna Chetty,
Honorary President.

Extract from the Proceedings of the an Ordinary General Meeting of the City Municipal Council, Bangalore, held at the Office Premises at 7-30 A.M., on Saturday the 25th April 1914.

P R E S E N T.

Rowan Bahadur Raja Subba Khushalam B.K. Garuda Char, Esqr.,
K.P. Puttanna Chetty Esqr,
Honorary President,

S.N. Subba Rao Esqr.,

K. Ramaswamiah Esqr, B.A., Vice President.

K.K. Veerabasavayya Esqr, B.A.,B.L

D. Adeppa Esqr.,

The Executive Engineer, Bangalore Division.

G. Siddaveerappa Esqr.,

K. Subba Rao Esqr, M.R.C.S.,L.S.Sc. Health Officer.

B.V. Ramaswami Chetty Esqr, B.A.,

The Amildar, Bangalore Taluk.

B. Usman Khan Esqr.,

Rev. E.S. Edwards.

M. Subbaiya Esqr, B.A.,

G.V. Narasimhiengar Esqr, B.A.,B.L.

K. Ramaiya Esqr.,

D.R. Ramachandra Mudaliar Esqr.,

B. Hanumappa Esqr.,

G. Rajappa Esqr.,

S. Ramachandraswami Esqr, B.A.,

D. Venkataramaiya Esqr, B.A.,

A B S E N T.

K. Chinnaswami Chetty Esqr, S. Abdur Rahman Esqr, B.A.,

S. Venkatarangiengar Esqr.,

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9. Draft additional Bye-laws for regulating buildings and other structures in the Extensions of the Bangalore City for final approval of the Municipal Council, after their publication in the Mysore Gazette.

Resolution:-- Approved.

Sd. K.P. Puttanna Chetty,
Honorary President.

" C O P Y ".

For Honorary President.

dments to the Bangalore City Building Bye laws.

G.R.S. 28] 9/5

69/13

File No

Serial No 84

Diary No. of letter replied to 6491

Proceedings of the Government of His Highness the Maharaja of Mysore

GENERAL AND REVENUE SECRETARIAT.
(Mund)

, the 191

READ— Correspondence ending with letter No 322 d, the 6th May 1914 from the President of the Banga lore City Ml Cl Submitting for Sanction the following two

Date of issue 1. 6 14

Signed by Mra V. Ramanathan

ORDER THEREON.—No

amendments to the Building Bye-laws Sanctioned in Govt Profs No 3763 4 Ml 66 12 47 dy the 19th September 1913

(1) No shop or market place, manufactures

SUBJECT.

manufactories, places of public resort, etc. should be built in the midst of localities intended for residential purposes, unless three-fourths of the number of the owners in the block or area affected agree to the same.

(2) Stores should not be built contiguous to each other.

Order thereon No 12513 mL 69-13 dt 11 6 14

Sanctioned, with a few verbal modifications.

2 The first amendment may be numbered as 13 A, and the second may be inserted as Bye-law 12, and read after the first sentence thereof.

3. A dozen printed spare copies of these amendments may be sent for record in the Secretariat.

JMK 70 22 5 1914 70

for Offg Secretary

26.5.14

To

The President of the Bangalore City Municipal Council

GPB—20,000—2-10-11

BANGALORE CITY MUNICIPALITY

Notice dated 23rd July 1914

The following Bye-laws for regulating buildings and other structures in the Bangalore City, approved by Government in their Proceedings No 3763-4—Ml 60-12-47, dated the 19th September 1913, and since amended in Government Proceedings No 12513—Ml 69-13-84, dated the 11th June 1914, are published for general information They come into force from this date

K P PUTTANNA CHETTY,
Honorary President

REVISED BYE-LAWS REGULATING BUILDINGS AND OTHER STRUCTURES IN THE CITY OF BANGALORE, FRAMED UNDER SECTION 48 (1), CLAUSES (*n*) AND (*p*) OF THE MYSORE MUNICIPAL REGULATION, No VII OF 1906

1 Every person intending to erect or re-erect within the meaning of Sections 92 to 96 of the Mysore Municipal Regulation, No VII of 1906, any building in the City of Bangalore shall give notice in writing of his intention to the President

Such notice shall be accompanied with a site plan of the land on which the structure is proposed to be built drawn to a scale of not less than 10 feet to an inch, showing—

(*a*) the position of the building and appurtenant out-buildings to be erected on the land,

(*b*) the area to be occupied by the building and out-buildings on the land,

(*c*) the names (if any) or description of the adjacent roads, streets, bridges, culverts or buildings, and

(*d*) the number of the lot and the name or number of the block and street or road in which the land is situated

2 The plan required to be produced under Section 96 of the Mysore Municipal Regulation shall be in duplicate and drawn to a scale of not less than 10 feet to an inch

It shall show in sections and elevations the plan of the ground floor and of each other, floor, if any, the depth and the thickness of the foundation, the height and thickness of the plinth and walls above the plinth, the thickness of the floor or floors, and the dimensions and structure of the roof

The aforesaid plan shall further show the position of the line or frontage of the proposed building with reference to the adjacent side drain of the street or road which the building faces or if there be no such side-drain with reference to the central line of the street or road The license and the plan shall always be available on the spot for inspection by the Municipal authorities

3 No foundation of a new building intended for human occupation shall be constructed on a side which has been filled up with or used as a place for depositing excrementitious matter or the carcasses of dead animals, or other filthy or offensive matter until such matter shall have been properly removed to the satisfaction of the President or shall in his opinion have become innocuous

4 No pits shall be excavated in the sites allotted for building dwelling houses

5 No building site shall be surrounded by a hedge of lantana, aloe, prickly-pear or other objectionable plant, or by a fence of barbed iron wire

6 No new building shall be erected by any person the foundation of the wall of which along the road is less than 1½ feet from the side-drain

7 The level of the plinth of any building shall not be below such level as may be fixed by the President

8 The footings of the walls and the posts of the ground-floor of the building proposed to be erected should rest on the solid ground or upon a sufficient thickness of concrete, or upon some solid and sufficient substructure as a foundation

Provided that where solid rock is met with at or near the surface of the site of such building, *i e*, within 3 feet of the level of the base of the wall, the footings may be omitted if the surface of the rock be properly cleaned and stepped or jagged to receive the first course of masonry

9 The eaves of buildings, sun-shades to windows, water-spouts to drain roof water shall not project beyond the side street drain adjoining the house and the spouts shall be led down to the ground

10 The steps to get up the plinth from the road shall not project beyond the outer edge of the side drain of the road

11 No sun-sheds for shops either temporary or permanent shall be erected beyond the outer edge of the side drain of the road

12 Every house should have a decent frontage and no perishable or inflammable materials should be used for construction. Houses should not be built contiguous to each other

In all the localities of the City where having regard to attendant circumstances, it is possible every new building shall be in communication with the external air all round the building

13. The minimum height of every room intended to be inhabited in a building, except a room in the roof thereof, shall be not less than 8 feet from the floor to the ceiling

The room in the roof shall have an average height of 7 feet from the floor to the ceiling

13 A No shop or market place, manufactories, places of public resort, etc, should be built in the midst of localities intended for residential purposes, unless three-fourths of the number of owners in the block or area affected agree to the same

14 No person shall construct over a privy whether new or old any room or structure of any description except another privy, or, a bathing place or bath-room

15 If any person has any doubt or difficulty as to the true intent or meaning of any matter connected with these rules or the requirements thereof, he may, before giving notice, in writing, of his intention to erect or re-erect any building, apply to the Municipal Engineer, who shall, upon receipt of such application, give the said person within a week such information as in circumstances may be necessary

16 In every case, where a person who shall erect a building shall at any reasonable time during the progress or after completion of the erection of such building, receive from the President notice in writing specifying any matters in respect of which the erection of such building may be in contravention of any bye-law relating to new buildings and requiring such person within a reasonable time, which shall be specified in such notice, to cause anything done contrary to any such bye-law, may be required to be done but which has been omitted to be done

Such person shall, within the time specified in such notice, comply with the several requirements thereof, so far as such requirements relate to matters in respect of which the erection of such building may be in contravention of any such bye-law

The time limit for the license granted under these bye-laws shall be six months

Construction of privies or latrines

17 Every place, other than a water-closet or bath-room situated within any house building or enclosure, and habitually used for the purpose of nature or for keeping human excreta shall be considered to be a privy or latrine within the meaning of this bye-law

18 Every person who shall erect a new building shall, in connection with such buildings as chattram, Agraharams and tenements, etc, construct such number of privies and in such manner as shall be prescribed in each case by the President.

19 A person who shall construct a new privy, whether in connection with a building, or not, shall construct such privy upon such site or in such position and manner only as shall be approved of by the President

20 Every person who shall commit any breach of any of the foregoing bye-laws shall be punishable with fine which may extend to Rs 200 on conviction before a Magistrate, as provided in the Municipal Regulation, VII of 1906, Section 96 (5)

21. Whenever under any of the foregoing bye-laws the doing or the omitting of doing a thing or the validity of anything, depends upon sanction, permission, approval, order, direction, requisition, notice or satisfaction, of the President, a written document signed by the President, or, by any Municipal officer to whom the President may have delegated his powers, duties or functions in that behalf, purporting to convey or set forth his sanction, permission, approval, order, direction, requisition notice or satisfaction, shall be sufficient *prima facie* evidence of such sanction, permission, approval, order, direction, requisition, notice or satisfaction

Price 1 anna